

APPROVED 6-19-03



**SCOTTSDALE DEVELOPMENT REVIEW BOARD
KIVA - CITY HALL
3939 N. DRINKWATER BOULEVARD
JUNE 5, 2003
MINUTES**

PRESENT: Cynthia Lukas, Council Member
E.L. Cortez, Vice Chairman
Dave Gulino, Planning Commission Member
Jeremy Jones, Design Member
Raymond Potter, Design Member
Michael Schmitt, Design Member

ABSENT: Anne Gale, Design Member

STAFF: Tim Conner
Jayna Shewak
Bill Peifer
Bill Verschuren
Al Ward
Kira Wauwie
Greg Williams

CALL TO ORDER

The regular meeting of the Scottsdale Development Review Board was called to order by Councilman Lukas at 1:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

OPENING STATEMENT

COUNCILMAN LUKAS read the opening statement that describes the role of the Development Review Board and the procedures used in conducting this meeting.

MINUTES APPROVAL

May 22, 2003 Development Review Board Minutes

VICE CHAIRMAN CORTEZ MADE A MOTION TO APPROVE THE MAY 22, 2003 MINUTES AS PRESENTED. SECOND BY MR. SCHMITT.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

CONTINUANCES

49-DR-2002#2

Hotel Valley Ho Rehabilitation
DR review
Entire Property Between Indian School &
Main St. & 68th St. & 69th St.
Allen & Philp Architects,
Architect/Designer

COUNCILMAN LUKAS stated case 49-DR-2002#2 has been continued to a date to be determined.

EXPEDITED AGENDA

67-DR-1999#2

Whisper Rock Golf Club II.
Site plan & elevations
Ashler Hills & Hayden Road Alignment
Tornow Design Associates,
Architect/Designer

22-DR-2003

Sprint PCS Wireless Facility
Light Pole @ SWC Pima & Jomax Roads
Site plan & elevations

25-DR-2003

Lincoln Center
Façade remodel, landscaping/Signage
Changes
7100, 7104, 7108 & 7112 E. Lincoln Dr;
6510, 6520, 6530, 6560, & 6590 N.
Scottsdale Rd
Formwerks Studios LLC,
Architect/Designer

VICE CHAIRMAN CORTEZ MOVED TO APPROVE CASE 67-DR-1999#2 WITH THE ATTACHED STIPULATIONS. CASE 22-DR-2003 WITH THE ATTACHED STIPULATIONS. CASE 25-DR-2003 WITH THE REVISED STIPULATIONS. SECOND BY MR. JONES.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

REGULAR AGENDA

69-DR-2002 Arizona Bridge & Canal Improvements
Goldwater Blvd to Scottsdale Rd.

MS. SHEWAK presented this case as per the project coordination packet. Staff is recommending approval, subject to the attached stipulations.

Ms. Shewak stated she did receive an email from Charles Poston earlier today and one of the issues he raised was regarding public restroom facilities.

MR. GULINO stated that there are distinct design themes, which have been developed for the downtown area relative to street landscaping. He inquired if this is in accordance with that. Ms. Shewak replied in the affirmative.

MR. SCHMITT inquired about the size of the trees for the initial planting. Ms. Shewak stated the major theme trees will be 24 to 48 inch box and the date palms would be 18 feet.

Mr. Schmitt inquired about the construction time line. Mr. Peifer stated the goal is for Phase One to begin in October, November of this year with a five to six month construction period. He further stated the development to the north is on a completely different timeline noting their goal is to have units up and occupied within two years. There is development planned on the south that is looking at a relatively similar timeline. Mr. Schmitt stated that addresses his concern regarding the timing of the project relative to the trees. He further stated the lag time of two to three years will allow those trees to produce some nice shade.

MR. POTTER inquired until the waterfront project is built, will this be a destination stop. He also inquired if there would be some way to tie this with the outlying developments. He noted there would need to be some sort of tie with the other shopping. Ms. Shewak stated this does create a trolley connection from Fashion Square through to the 5th Avenue and Old Town shops area of Scottsdale. She further stated in terms of a destination, it is envisioned that it would be able to host numerous open area activities. Mr. Potter inquired where does the trolley stop. Ms. Shewak stated she is not exactly where the trolley stops. She further stated what she does know is the ultimate linkage is up to

Camelback. Mr. Potter inquired if parking would be included in the scope of this plan. Ms. Shewak replied in the affirmative.

MR. GULINO inquired how much impact will this palette have on the development of the surrounding properties. Ms. Shewak stated this will set the stage for what others can follow. Today they are not locking up those adjacent parcels to use any of these materials, however, if they want to pick up those themes they would encourage them to do that. One of the things they are encouraging with the development of the canal bank is to encourage variety at the same time find some unifying elements. She noted the unifying parts of the canal bank will be the landscape, the pathways, and those kinds of elements, but allowing the individual properties to express that uniqueness. It is important to carry the landscape palette throughout. Mr. Gulino stated he would agree. He further stated he would hate to see this project set a standard for the balance of what develops around here. He remarked he hopes staff continues to keep the Board up to speed as the composition of the Board changes to remind them that the variety is important.

COUNCILMAN LUKAS requested information on where the public art would be located. Mr. Peifer stated the locations for the public art have not been formalize. He discussed the locations that are being considered. He noted that on June 10th they would be meeting with Paolo Soleri on the Scottsdale Road entry.

Councilman Lukas stated she felt there should be a variety of art that is harmonious in respect to how it is all tied together. Mr. Peifer stated it will all be tied together with Mr. Soleri and the other artists involved.

MR. GULINO asked about the construction timeline. Mr. Peifer stated construction would occur in October or November of this year and they are looking at a five to six month construction period. They are hoping they will just keeping rolling on construction segments.

Mr. Gulino inquired if they have the hard scape and the landscape funded for what is being presented today. Mr. Peifer replied they have enough funding to build the bridge crossing and do the canal banks but they will come back for funding of the Scottsdale entry portion.

COUNCILMAN LUKAS stated the question has been raised about adequate restroom facilities. Mr. Peifer stated they have tried to address that issue from a practical standpoint. He further stated they are working with the developer to have public restroom facilities and that is part of the negotiation.

MS. SHEWAK stated in July the Board will be seeing an overview plan of the parking garage located at 5th Street and 3rd Avenue and as part of that facility there is a public rest rooms programmed in that structure.

(COUNCILWOMEN LUKAS OPENED PUBLIC TESTIMONY.)

CHARLES POSTON, 8550 E. Bonita Drive, stated he would like to read a letter that he would respectfully request is included in the record of this proceeding.

We served on the Downtown Task force who recommended this project to the City Council.

During the deliberations of the Downtown Task Force, the need for public rest rooms came under discussion many, many, times. It was, and remains our opinion that this is a very serious issue. We have been informed that none are included in these plans.

We understand that the city is in negotiation with a private party who "may" be willing to provide these badly needed public facilities. While we encourage full support of these efforts, the fact remains that these facilities are not in the plans you have before you and that leaves this critical issue in doubt.

With the above in mind, we urge this Board to "require" that adequate public restroom facilities be included in this project as a condition of your approval.

Sincerely yours,

Sam West
Susan Wheeler
Chuck Kaufman
Darlene Peterson
Tom Mason
Charles Poston

COUNCILMAN LUKAS inquired if Mr. Poston was here for the earlier discussion that they are working with the developers to get rest rooms and there will be public rest rooms in the parking garage. Mr. Poston stated he is encouraged by that but the fact remains that rest rooms are not in the plans and that is why they have asked that there is a requirement for public rest rooms in the plan.

Councilwomen Lukas reported the public rest rooms are not in this particular portion of what they are approving today.

MR. GAWF stated staff is looking at appropriate locations for restroom facilities. He further stated they need to be good facilities that are well maintained. If they are not maintained it, become a negative rather than a positive.

DARLENE PETERSEN, 7327 E. Wilshire Drive, stated she has lived here for 45 years. From living here this long, it will be wonderful to get the canal landscaped. She further stated it needs to be started and they don't need to hold their breath until the developers on either side do something. She reported they need to have a contingency plan for the rest rooms in case the developers don't install those facilities.

Ms. Petersen stated it is important for people to understand that this is not a car bridge it is only for trolleys and horse drawn vehicles. She further stated they do not want to see banners across this bridge. She remarked they cannot block the canal with artwork. She further remarked she likes the colors of the bridge.

Ms. Petersen stated the artwork is the last thing they need to worry about. They need to get the landscaping in place and the power lines buried.

PATTY BADENOCK, 5207 N. 71st Street, stated she does not know what they are going to do about the Sun Circuit Trail going across that portion of the trail. She further stated she would like to see the Marshall Way Bridge a low profile, simple and elegant look that will be just wide enough to allow pedestrians to move easily next to the trolleys and the horse drawn carriages. And that it will be designed specifically so cars cannot go over it. She further stated that is a quote from Ed Gawf in a newspaper article. She showed a photograph taken at the Botanical Gardens and it shows a bridge and it showed railings with stone as another possibility.

Ms. Badenock read the priorities from the Downtown Task Force and TOPS Group:

- 1) Service to the Downtown should be done first.
- 2) Power lines should be underground.
- 3) A family restroom should be provided.
- 4) Underground parking in close proximity to the south side.
- 5) Landscaping, light fixtures and handicapped needs.
- 6) Public art.

SCOTT ROBERTSON, 7209 E. McDonald Drive, #18, stated he is a member of the Public Art Committee. He provided insight into this process. He further stated they have been working with staff on this project for a long time because they take it very seriously. He remarked the City of Scottsdale has had a commitment to public art for a long time. He commented there are people that come just to see Scottsdale public art. He further noted it is important to work with the Board and staff to ensure they get the best product.

COUNCILMAN LUKAS stated she has one additional card from a citizen not wishing to speak that states: "She likes the presentation especially bridge concept with art. Please proceed ASAP. She supports the Bill Peifer Plan".

(COUNCILWOMEN LUKAS CLOSED PUBLIC TESTIMONY.)

COUNCILWOMEN LUKAS stated she would like to follow up on some of the speakers comments. With regard to the rest rooms, there will be a contingency plan if the negotiations with the developers fall through. She further stated the artwork will not be blocking any handicapped, pedestrian or trolley usage. She added the power lines will be buried.

MR. GULINO stated there is not a stipulation that speaks to the issue of trails. He inquired if there should be an added stipulation about the Sun Circuit Trail running through the middle of this project. Ms. Shewak stated that could be included in the motion.

Mr. Gulino stated he would agree that they need restroom facilities but he would agree with Mr. Gawf that they need to be well maintained.

VICE CHAIRMAN CORTEZ inquired how was it determined that the Soleri tower would be located at the location that is shown in the plan. Mr. Peifer stated through the process of elimination. There has been a lot of interest in having Mr. Soleri involved in this design and in choosing the location they tried to target the most appropriate area where the most people would see it as well as create a landmark for the downtown. Vice Chairman Cortez inquired if Mr. Soleri had any input into the siting of the artwork. Mr. Peifer replied in the negative. He noted that once they get a contract then they will start dealing with the siting as well as well as the architectural development of the tower and bridge across it.

MR. JONES MOVED TO APPROVE CASE 69-DR-2002 WITH THE FOLLOWING ADDED STIPULATIONS:

- 1) **RECOGNITION OF THE HISTORIC TRAIL.**
- 2) **MAINTAIN THEIR CONCERN ON THE PART OF THE STAFF FOR THE PUBLIC REST ROOMS.**
- 3) **PLACE FOR PUBLIC ART.**

SECOND BY MR. SCHMITT.

VICE CHAIRMAN CORTEZ stated once the Soleri discussion took place, he felt the north bank would be a tremendous piece of property to locate a piece of artwork that is being designed by a world-renowned artist. Mr. Peifer stated the

area they are trying to identify to put Mr. Soleri's work within includes a little of the area north of the canal as well as what they call the triangle that is located on the south of the canal. He discussed the scope they are trying to get Mr. Soleri and the design team to focus on. He stated they want Mr. Soleri to look at the whole thing with the design team and make suggestions. The entire parcel will come back to the Board for their review and comment. The tower is assumed to go on the lower portion but that is subject to some input from Mr. Soleri and that is part of the design process.

THE MOTION PASSED BY A VOTE OF SIX (6) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Development Review Board was adjourned at 2:22 p.m.

Respectfully Submitted

"For the Record" Court Reporters